

ORDINANCE 1573

AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, AMENDING CHAPTER 15.31 OF THE NORTH BEND MUNICIPAL CODE RELATING TO VARIOUS PERMIT FEES; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, pursuant to Chapter 15.31 of the North Bend Municipal Code (NBMC), the City of North Bend imposes fees for various permits issued for building, mechanical, fire, and plumbing permits as authorized by RCW 82.02.020; and

WHEREAS, the Building Official has conducted a review of the permit and associated fees charged under Chapter 15.31 NBMC and determined that the existing fees are not adequate to cover the administrative costs associated with processing such permits; and

WHEREAS, the fire code fees have not been updated since 2007; and

WHEREAS, the City desires to amend Chapter 15.31 NBMC to update the fees and permits at an amount adequate to cover the cost of such permits; and

WHEREAS, at its November 8, 2015 meeting, the Community and Economic Development Committee reviewed the proposed changes to the building, mechanical, fire, and plumbing permit fees assessed under Chapter 15.31 NBMC;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. NBMC 15.31.010 (Fees), Amended. North Bend Municipal Code Section 15.31.010 (Fees) is hereby amended by repealing and replacing the section to read as follows:

15.31.010 Fees.

The fee for each International Building Code, International Residential Code, or Washington State Energy Code permit shall be as set forth in Table 1-A.

Table 1-A Building Permit Fees		
TOTAL VALUATION	Residential	Commercial
\$1.00 to \$500.00	\$29.40	
\$501.00 to \$2,000.00	\$29.40 for the first \$500.00 plus \$3.77 for each additional \$100.00, or fraction thereof, to and	

	including \$2,000.00	
\$2,001.00 to \$25,000.00	\$97.26 for the first \$2,000.00 plus \$17.40 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00	
\$25,001.00 to \$50,000.00	\$497.46 for the first \$25,000.00 plus \$12.55 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00	
\$50,001.00 to \$100,000.00	\$811.21 for the first \$50,000.00 plus \$8.72 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00	
\$100,001.00 to \$500,000.00	\$1,247.21 for the first \$100,000.00 plus \$6.94 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00	
\$500,001.00 to \$1,000,000.00	\$4,023.21 for the first \$500,000.00 plus \$5.97 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00	
\$1,000,000.00 and up	\$7,008.21 for the first \$1,000,000.00 plus \$4.60 for each additional \$1,000.00, or fraction thereof	
Demolition Permit (≤2,500 sq. ft.)	\$130.00	\$130.00
Demolition Permit (>2,500 sq. ft.)	\$175.00	\$175.00
Temporary Tents/Canopies/Air Structures		
Private Use (includes review)	\$75.00	
Public Use (includes review)		\$150.00
Reroof (nonstructural)	\$150.00	Based on project Evaluation
WSBCC Surcharge	\$4.50 on each building permit issued, plus an additional surcharge of \$2.00 for each residential unit in a multi-unit building, but not including the first unit.	
Other Inspections and Fees:		
A three percent (3%) technology surcharge will be added to every permit issued (min. \$3.00).♦		
1. Inspections outside of normal business hours (minimum charge: two hours)		\$85.00 per hour ¹
2. Re-inspection fees assessed under provisions of NBMC 15.02.1000		\$100
3. Inspections for which no fee is specifically indicated (minimum charge: one-half hour)		\$85.00 per hour ¹
4. Additional plan review required by changes, additions or revisions to plans (minimum charge: one-half hour)		\$85.00 per hour ¹
5. For use of outside consultants for plan checking or inspections, or both	Cost of service + 15% Administrative Fee	

6. Investigation fees assessed under provisions of NBMC 15.02.1200

Equal to building permit fee

7. Public Improvement Projects Fee Waiver: The city administrator may, in his or her discretion, waive any or all of the permit fees required under the International Building Code, and any amendments thereto, for any public improvement project for which the city is providing some or all of the funding.

¹ Or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

♦ The technology surcharge shall be 2% (\$2.00 min.) for cottage & multifamily structures as defined in NBMC 18.06.030 or identified in Table 18.10.030

Section 2. NBMC 15.31.030 (Fee schedule for administrative procedures and miscellaneous inspections), Amended. North Bend Municipal Code Section 15.31.030 (Fee schedule for administrative procedures and miscellaneous inspections) is hereby amended by repealing and replacing the section to read as follows:

15.31.030 Fee schedule for administrative procedures and miscellaneous inspections.

In addition to any other fees specified in this chapter, there shall be a fee schedule for certain administrative procedures not otherwise included as set forth in the following schedule of fees:

Relocation (pre-inspection)	Per Table 1-A
Housing inspection	Actual city costs, subject to Table 1-A
Change of use	Per Table 1-A
Fuel tank installation (per tank)	\$50.00
Fuel tank removal (per tank)	\$50.00

Section 3. Section 15.31.040 (Mechanical permit fees), Amended. North Bend Municipal Code Section 15.31.040 (Mechanical permit fees) is hereby amended by repealing and replacing the section and table to read as follows:

15.31.040 Mechanical permit fees

Table 2-A Mechanical Permit Fees		
Mechanical Permit Issuance	Residential	Commercial
For the issuance of each mechanical permit	\$35.00	\$50.00
For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized	\$15.00	\$25.00
Unit Fee Schedule (in addition to the issuance fee)		
Furnace/unit heater	\$20.00	
Furnace ≤160,000 BTU/h		\$25.00
Furnace >160,000 BTU/h		\$37.50
Appliance Vent	\$10.50	\$12.75
Ventilation Fan	\$10.50	\$12.75
Boiler/Compressor/Absorption Unit ≤3 HP and	\$20.15	\$20.15

≤100,000 BTU/h		
Boiler/Compressor/Absorption Unit ≤15 HP and ≤500,000 BTU/h	\$37.00	\$37.00
Boiler/Compressor/Absorption Unit >15 HP but ≤30 HP and >500,000 BTU/h but ≤1,000,000 BTU/h	\$50.75	\$50.75
Boiler/compressor/Absorption Unit >30 HP but ≤50 HP and >1,000,000 BTU/h but ≤1,750,000 BTU/h	\$75.50	\$75.50
Boiler/Compressor/Absorption Unit >50 HP and >1,750,000 BTU/h	\$120.00	\$120.00
Air-Handling Unit ≤10,000 cubic feet per minute	\$17.00	\$20.00
Air-Handling Unit >10,000 cubic feet per minute	\$18.10	\$25.00
Evaporative Coolers/or AC unit	\$17.00	\$25.00
Exhaust Hood, residential kitchen	\$17.00	
Exhaust Hood, Type II		\$23.50
Exhaust Hood, Type I		\$33.00
Incinerator	\$24.50	\$37.00
Miscellaneous Appliances	\$17.00	\$17.00
Initial plan review (includes first re-check) (does not include SF residential)	An amount equal to 65% of the determined mechanical permit fee	
Other Inspections and Fees:		
A three percent (3%) technology surcharge will be added to every permit issued (min. \$3.00).♦		
1. Inspections outside of normal business hours (minimum charge: two hours)		\$85.00 per hour ¹
2. Re-inspection fees assessed under provisions of NBMC 15.02.1000		\$100
3. Inspections for which no fee is specifically indicated (minimum charge: one-half hour)		\$85.00 per hour ¹
4. Additional plan review required by changes, additions or revisions to plans (minimum charge: one-half hour)		\$85.00 per hour ¹
5. For use of outside consultants for plan checking or inspections, or both	Cost of service + 15% Administrative Fee	
6. Investigation fees assessed under provisions of NBMC 15.02.1200	Equal to mechanical permit fee	
7. Public Improvement Projects Fee Waiver: The city administrator may, in his or her discretion, waive any or all of the permit fees required under the International Building Code, and any amendments thereto, for any public improvement project for which the city is providing some or all of the funding.		

¹ Or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

♦ The technology surcharge shall be 2% (\$2.00 min.) for cottage & multifamily structures as defined in NBMC 18.06.030 or identified in Table 18.10.030

Section 4. NBMC 15.31.050 (Fire code permit fees), Amended. North Bend Municipal Code, Section 15.31.050 (Fire code permit fees) is hereby amended by repealing and replacing the section to read as follows:

15.31.050 Fire code permit fees.

A. Fire prevention inspections. There shall be no charge imposed for routine annual fire prevention inspections.

B. Fire sprinkler permit fee schedule. Plan review fees are due at time of application submittal. The following fees shall apply:

Tenant Improvement Fire Sprinkler or System Modification Fees:

Number of Heads or Devices		Breakdown		Total
From	To	Inspection	Plan Review	
1	10	\$60	\$70	\$130
11	30	\$80	\$110	\$190
31	50	\$80	\$160	\$240
51	100	\$120	\$240	\$360
>100		40%	60%	\$360 plus \$110 per 100 additional devices or portion thereof.

New Fire Sprinkler System Fees:

Number of Heads or Devices		Breakdown		Total
From	To	Inspection	Plan Review	
1	40	\$80	\$530	\$610
41	100	\$120	\$515	\$635
101	300	\$200	\$510	\$710
>300		40%	60%	\$710 plus \$120 per 100 additional devices or portion thereof.

13D Fire Sprinkler System Fees:

Number of Heads		Breakdown		Total
From	To	Inspection	Plan Review	
1	40	\$80	\$270	\$350
>40		\$120	\$380	\$500

Other Components:

Device	Breakdown		Total
	Inspection	Plan review	
Per Supply installed by fire sprinkler contractor (Includes 1 post/wall indicator valve and 1 fire department connection)	\$0	\$45	\$45
Per Supply installed by other than fire sprinkler contractor	\$0	\$130	\$130
Per Riser (Each interior zone supply)	\$0	\$45	\$45
Per Standpipe (FDC supply inlet and associated outlets)	\$120	\$390	\$510
Fire Pump	\$120	\$555	\$675

Over the counter permit Inspection fee (25 head maximum): \$110

C. Fire alarm permit fee schedule. Plan review fees are due at time of application submittal. The following fees shall apply:

Tenant Improvement Fire Alarm or System Modification Fees:

Number of Devices		Breakdown		Total
From	To	Inspection	Plan Review	
1	10	\$80	\$120	\$200
11	20	\$120	\$160	\$280
21	40	\$120	\$210	\$330
41	100	\$180	\$230	\$410
>100		40%	60%	\$410 plus \$200 per 100 additional devices or portion thereof.

New System Inspection Fees:

Number of Devices		Breakdown		Total
From	To	Inspection	Plan Review	
1	25	\$80	\$120	\$200
26	50	\$120	\$190	\$310
51	100	\$180	\$305	\$485
>100		40%	60%	\$485 plus \$200 per 100 additional devices or portion thereof.

Over the counter permit Inspection fee (10 device maximum): \$110

In addition to the device fees imposed by this subsection (C), the following charges shall also apply:

New or Replaced:

Fire Alarm Device	Breakdown		Total
Type	Inspection	Plan review	

FACP	\$20	\$150	\$170
Transmitter	\$20	\$110	\$130
Power Sub Panel	\$0	\$60	\$60

All fees are subject to a three percent (3%) technology surcharge (min. \$3.00) collected at permit issuance; provided, however, that the technology surcharge will be 2% (\$2.00 min.) for cottage & multifamily structures as defined in NBMC 18.06.030 or identified in Table 18.10.030.

Additional inspection fees and penalties:

1. Fees are based on two inspections and one re-inspection. Additional inspections billed at \$110.00 each.
2. Re-inspection fees: When such portion of work for which inspection is called is not complete, approved plans and permit is not on the site or when corrections called for are not made: \$110.00 per inspection.
3. Inspections outside normal business hours: \$130.00 per hour (minimum charge 2 hours).

D. Miscellaneous fees.

Fixed Fire Extinguishing System Fees

System Type	Breakdown		Total
	Inspection	Plan review	
Full systems (Including piping, nozzles and releasing panel)	\$50	\$275	\$325
Tenant Improvement or System Modification (Nozzle change/move)	\$50	\$110	\$160
Temporary membrane structures, tents and canopies:	\$50	\$80	\$130
Flammable/combustible liquid storage tank installation/removal:	\$50	\$160	\$210

Fire flow and fire access review:

Building Type	Plan Check
Commercial Building (less than 5,000 sq. ft.)	\$100
Commercial Building (greater than 5,000 sq. ft.)	\$130
Single family residence	\$100
Subdivisions	\$110

All fees are subject to a three percent (3%) technology surcharge (min. \$3.00) collected at permit issuance; provided, however, that the technology surcharge will be 2% (\$2.00 min.) for cottage & multifamily structures as defined in NBMC 18.06.030 or identified in Table 18.10.030.

Additional inspection fees and penalties:

1. Fees are based on two inspections and one re-inspection. Additional inspections billed at \$110.00 each.
2. Re-inspection fees: When such portion of work for which inspection is called is

not complete, approved plans and permit is not on the site or when corrections called for are not made: \$110.00 per inspection.

3. Inspections outside normal business hours: \$130.00 per hour (minimum charge 2 hours).

Section 5. NBMC 15.31.060 (Plumbing code permit fees), Amended. North Bend Municipal Code Section 15.31.060 (Plumbing code permit fees) is hereby amended by repealing and replacing the section to read as follows:

15.31.060 Plumbing code permit fees

Table 3-A Plumbing Permit Fees		
Plumbing Permit Issuance	Residential	Commercial
For the issuance of each plumbing permit	\$35.70	\$45.90
For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized	\$15.30	\$22.95
Unit Fee Schedule (in addition to the issuance fee)		
For each additional plumbing fixture on one trap or a set of fixtures on one trap	\$9.55	\$12.90
For each building and each trailer park sewer	\$15.00	\$15.00
Rainwater systems – per drain (inside building)	\$9.55	\$12.90
For each water heater and/or vent	\$9.55	\$12.90
For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps	\$9.55	\$12.90
For each installation, alteration or repair or water piping and/or water treatment, each	\$9.55	\$12.90
For each repair or alteration of a drainage or vent piping, each fixture	\$9.55	\$12.90
For each lawn sprinkler system on any one meter including backflow protection devices therefore	\$9.55	\$12.90
For atmospheric-type vacuum breakers, 1-5	\$7.00	\$10.30
Additional atmospheric-type vacuum breakers exceeding 5, each	\$1.65	\$1.65
Backflow protective device other than atmospheric-type vacuum breakers: ≤2-inch	\$17.05	\$23.20
Backflow protective device other than atmospheric-type vacuum breakers: >2-inch	\$45.40	\$53.05
For initial installation and testing for a reclaimed water system	\$34.00	\$46.40
For each annual cross-connection testing of a reclaimed water system	\$34.00	\$46.40
For each medical gas piping system serving		\$87.70

1- 5 inlet(s)/outlet(s) for a specific gas		
Additional medical gas inlet(s)/outlet(s), each		\$7.75
Gas piping system, 1 – 5 outlets	\$7.00	\$10.30
Additional gas piping outlets, each	\$1.65	\$1.65
Bath Tub/Shower	\$9.55	\$12.90
Bidet	\$9.55	\$12.90
Clothes Washer	\$9.55	\$12.90
Dishwasher	\$9.55	\$12.90
Drinking Fountain	\$9.55	\$12.90
Floor Drain	\$9.55	\$12.90
Grease Trap	\$9.55	\$12.90
Hose Bib	\$9.55	\$12.90
Ice Maker	\$9.55	\$12.90
Laundry Tub	\$9.55	\$12.90
Pressure Reducing Valve	\$9.55	\$12.90
Roof Drain	\$9.55	\$12.90
Sink (kitchen/bath)	\$9.55	\$12.90
Urinal	\$9.55	\$12.90
Water Closet	\$9.55	\$12.90
Initial plan review (includes first re-check) (does not include SF residential)	An amount equal to 65% of the determined plumbing permit fee	
Other Inspections and Fees:		
A three percent (3%) technology surcharge will be added to every permit issued (min. \$3.00).♦		
1. Inspections outside of normal business hour ¹ hours (minimum charge: two hours)		\$85.00 per
2. Re-inspection fees assessed under provisions of NBMC 15.02.1000		\$100
3. Inspections for which no fee is specifically indicated (minimum charge: one-half hour)		\$85.00 per hour ¹
4. Additional plan review required by changes, additions or revisions to plans (minimum charge: one-half hour)		\$85.00 per hour ¹
5. For use of outside consultants for plan checking or inspections, or both	Cost of service + 15% Administrative Fee	
6. Investigation fees assessed under provisions of NBMC 15.02.1200	Equal to plumbing permit fee	
7. Public Improvement Projects Fee Waiver: The city administrator may, in his or her discretion, waive any or all of the permit fees required under the International Building Code, and any amendments thereto, for any public improvement project for which the		

city is providing some or all of the funding.

¹ Or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

♦ The technology surcharge shall be 2% (\$2.00 min.) for cottage & multifamily structures as defined in NBMC 18.06.030 or identified in Table 18.10.030

Section 6. Update of Taxes, Rates & Fees Schedule. The Taxes, Rates & Fees Schedule, adopted by Ordinance 1084 and last amended by Ordinance 1562, effective as of October 19, 2015, is amended to reflect the amended fees established in this Ordinance, as set forth in the attached **Exhibit A**, which is incorporated herein by this reference.

Section 7. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 8. Effective Date. This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force on January 1, 2016.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 8TH DAY OF DECEMBER, 2015.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Kenneth G. Hearing, Mayor

Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Published: December 16, 2015
Effective: January 1, 2016

Susie Oppedal, City Clerk